



ETHAN CONRAD PROPERTIES INC.

1125-1265 COLUSA AVE
YUBA CITY, CA
FOR SALE OR LEASE
±.792 ACRE (± 34,511 SF) RETAIL PARCEL

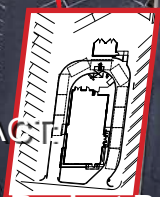
NOW OPEN!

Burlington **HOBBY LOBBY**
BOOT BARN **five BELOW**
TURNER'S **TILLYS**
OUTDOORSMAN

LEASE SIGNED!

carter's **SHOEPALACE**

SITE



FOR MORE INFORMATION CONTACT

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PROPERTY HIGHLIGHT VIDEO

FOR SALE OR LEASE

GROUND LEASE RATE:

Parcel - ±.792 Acres (±34,511 SF): \$9,887.00 per month, NNN

PURCHASE PRICE:

Parcel - ±.792 Acres (±34,511 SF): \$1,812,000 (\$52.50 PSF)

Parcel includes at least \$10.00 in site work and improvements.

YUBA SUTTER MARKETPLACE INFORMATION

- Yuba Sutter Marketplace is well positioned on the corner of Highway 99 and Colusa Avenue directly serving Yuba City and Marysville CA.
- Ideally situated a significant distance from the nearest enclosed malls: Roseville Galleria 36 miles to the south and Chico Marketplace 45 miles to the north.
- The Milken Institute awarded Yuba City in the top 10 small metros in national economic ranking.
- Retailers include Ross, Hobby Lobby, JCPenney, Burlington, American Eagle, Five Below, Bath & Body Works, Boot Barn, Foot Locker, Journeys and more.

YUBA SUTTER MARKETING PROGRAMS

Yuba Sutter Marketplace offers a robust marketing program including many traffic building events throughout the year and free opportunities for tenant involvement. Our established social media pages have over 10,400 followers as well as an email database with 4,270 subscribers.

**Watch Yuba Sutter Marketplace
Property Highlight on Youtube
[Click Here](#)**

The information contained herein has been obtained from sources we believe to be reliable. However, we cannot guarantee, warrant or represent its accuracy and all information is subject to error, change or withdrawal. An interested party and their advisors should conduct an independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

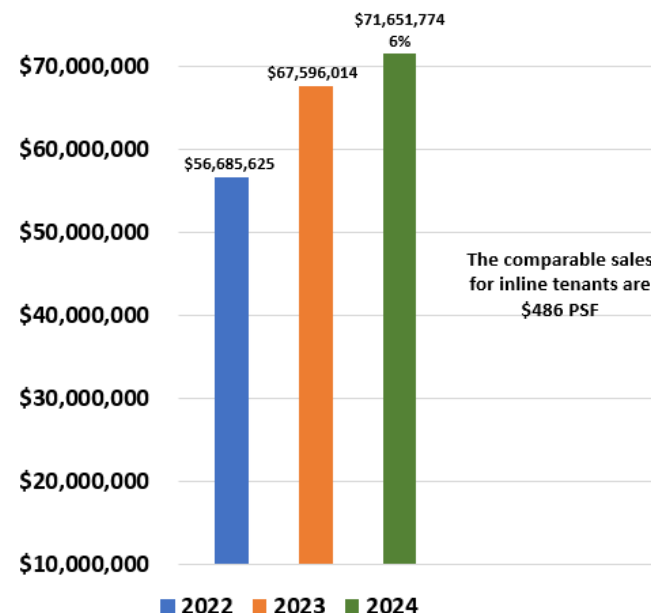
YUBA SUTTER MARKETPLACE | PAD 1125-1265 COLUSA AVE YUBA CITY, CA

YUBA SUTTER MARKETPLACE SALES

The sales throughout Yuba Sutter Marketplace have increased significantly over the past three years. We are excited to report the following strong sales figures:

Yuba Sutter Marketplace 2024 Inline Tenant Sales are very strong at \$486 PSF.

**Yuba Sutter Marketplace
Tenant Approximate Sales
& 2024 Forecast**



The sales referenced in this chart include actual reported tenant sales and estimates provided by tenants that do not formally report sales.

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BUTTE HOUSE RD

GRAY AVE

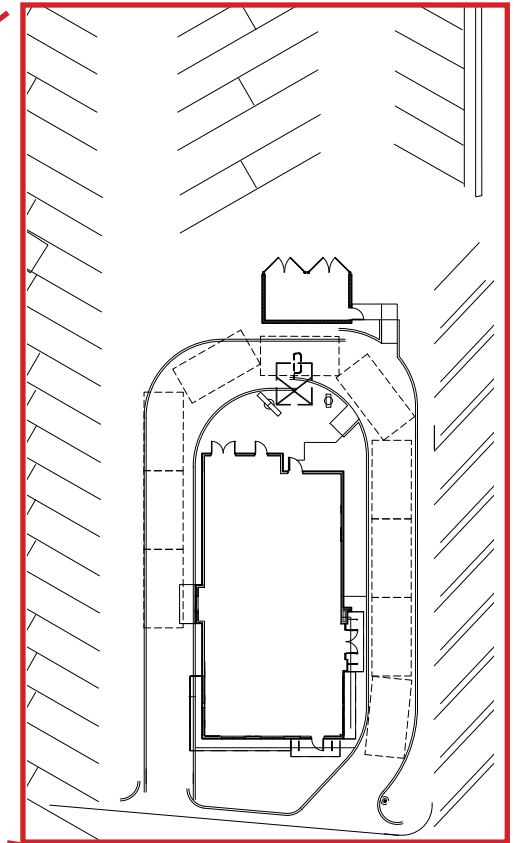
PURCHASE PRICE:

\$1,812,000.00 (\$52.50 PSF)

GROUND LEASE RATE:

\$9,887.00, NNN Per Month
Parcel includes at least \$10.00 in
site work and improvements

99



20

COLUSA HWY

150'

235'

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1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000

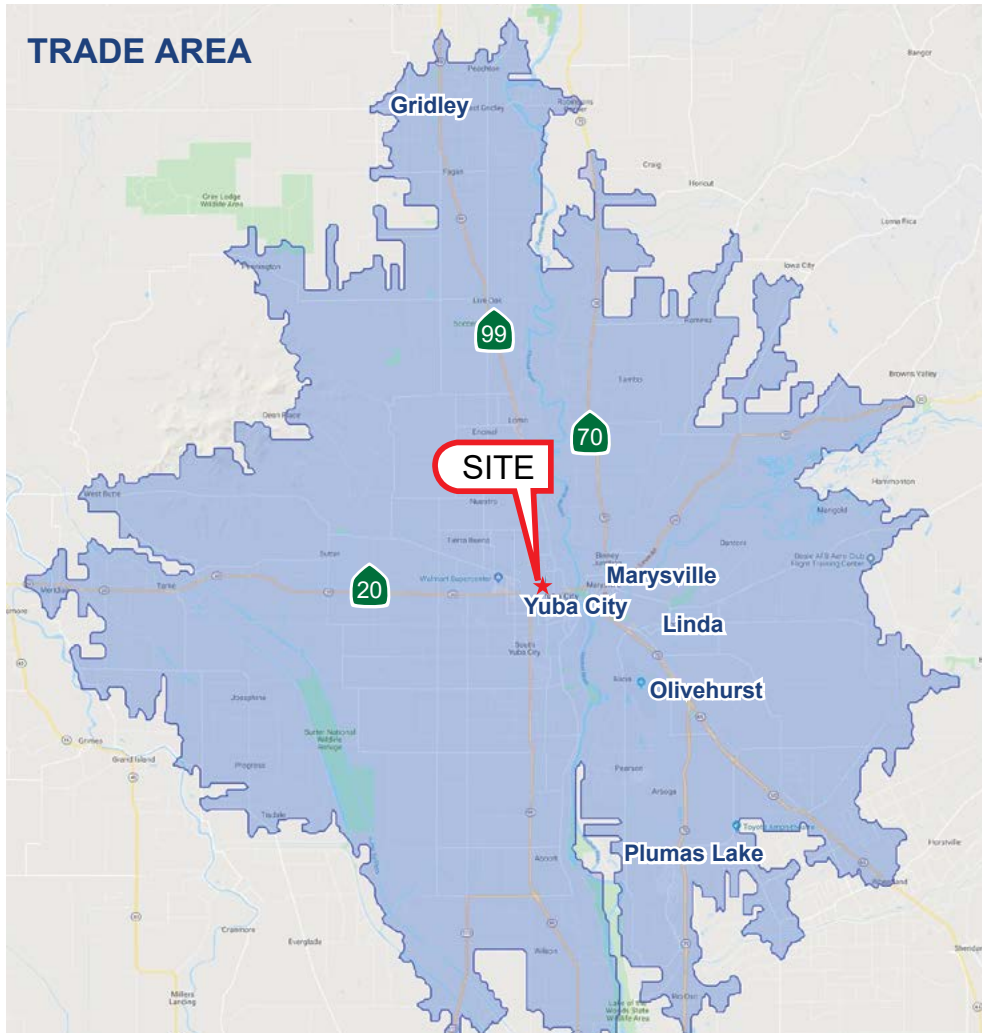
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TRADE AREA



DEMOGRAPHIC REPORT

	10 MIN	20 MIN	30 MIN
			
2022 Population	100,899	152,941	186,938
2027 Population Projection	107,803	164,764	200,892
			
2022 Households	33,927	50,085	61,459
2027 Projected Households	36,252	53,923	65,995
			
2022 Average Income	\$84,384	\$84,758	\$86,547
			
2022 Median Home Value	\$656,307	\$651,012	\$658,314
			
2022 Unemployment Rate	5.80%	5.30%	5.00%

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